| Address New Owner(s) as Follows | Send Tax Bills To | Map-Parcel Numbers |
|---|---|---|
| **R. Gregg Poole** | Same | 051-08-0 035.00 |
| **219 Emmitt Avenue**<br>**Madison, TN** | | |

Davidson County DEEDWARR
Recvd: 10/17/02 09:32 3pgs
Fees:18.00 Taxes:185.00
20021017-0127583

## WARRANTY DEED

For and in consideration of Ten ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we,

Sarah N. Humphrey

have bargained and sold, and by these presents do transfer and convey unto the said R. Gregg Poole the GRANTEE herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A"

Unimproved ( )
This is Improved (X) property, known as 219 Emmitt Avenue
(House Number) (Street)

Madison, Tennessee
(City or Town) (Zip Code)

To have an to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this _____ day of _____, 20 02

Sarah N. Humphrey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah N. Humphrey the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, this 16th day of October, 20 02

Melynda C. Bounds

Notary Public

My commission expires: 10/24/2005

MELYNDA C. BOUNDS NOTARY PUBLIC AT LARGE SHELBY CO. TN

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ respectively of _____, the within named bargainor(s), a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 20 02 .

Commission expires _____ Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 50,000.00 This is equal to or greater than the property would bring at a fall and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Melynda C. Bounds
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October 2002

E. Beck
Deputy Register

Sworn to and subscribed before me this 16th day of October, 20 02 .

Melynda C. Bounds

Notary Public

My commission expires: 10/24/2005

MELYNDA C. BOUNDS NOTARY PUBLIC AT LARGE SHELBY CO. TN

This instrument was prepared by
QuickSearch, Inc.
P.O. Box 877
Goodlettsville, TN 37072-0877

EXHIBIT "A"

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 16 of Block "C" on the Revised Plan of Power and Roth's Madison Park Subdivision of record in Book 843, page 7, Register's Office for said County, described as follows:

Said Lot No. 16 fronts 60 feet on the northerly side of Emmett Avenue and runs back between lines, 194 feet, more or less, on the west line and 195-1/2 feet on the east line to a dead line and measures 50 feet the-eon.

BEING the same property conveyed to Sarah N. Humphrey by Quitclaim Deed from James E. Humphrey of record in Book 9448, page 941, said Register's Office.

ALSO BEING the same property conveyed to James E. Humphrey by deed from George P. Grogan, Jr. and wife, Brenda Brawner Grogan of record in Book 4882, page 642, said Register's Office.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.